

AGENDA  
JOHNSON CITY BOARD OF ZONING APPEALS  
REGULAR MEETING

December 11, 2012, 9:00 A.M.

1. Call to Order
2. Approval of the minutes from the November 13, 2012 meeting.
3. New Business:
  - 3.1 Case Number 765-1: Consider a VARIANCE request to allow the construction of a 1,024 square foot garage on property located at 312 Austin Springs Road. The property is zoned R-2, Low Density Residential District.  
  
Petitioner: Mr. Jason Phillips
  - 3.2 Case Number 765-2: Consider a VARIANCE request to the front yard setback from 45 feet to 30 feet to reconstruct a smaller building at 3400 Timberlake Road. The property is zoned B-4, Planned Arterial Business District.  
  
Petitioner: American Autoglass
  - 3.3 Case Number 765-3: Consider a VARIANCE request to allow an electronic message board on property located at 2691 Boones Creek Road. The property is zoned B-4, Planned Arterial Business District.  
  
Petitioner: Mr. Mitch Cox
  - 3.4 Case Number 765-4: Consider a VARIANCE request to the front and rear setbacks to reconstruct the home located at 2503 Sinking Creek Road. The property is zoned R-2, Low Density Residential District.  
  
Petitioner: Ms. Dessie Story
  - 3.5 Case Number 765-5: Consider a VARIANCE request to the rear yard setback to reconstruct and expand the current gasoline/convenience store located at 3900 Bristol Highway. The property is zoned B-4, Planned Arterial Business District.  
  
Petitioner: Mountain Empire Oil Company
  - 3.6 Case Number 765-6: Consider a VARIANCE request to the side yard setback for the construction of an attached garage at 614 East Unaka Avenue. The property is zoned R0-1, High Density Residential-Professional Office District.  
  
Petitioner: Mr. Thomas Gambrel
4. Adjournment